

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

October 02, 2024

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Evan Goodwin

Vice Chairman Joe DePauw

Commissioner Carletha Frazier

Commissioner Tim Probst

Commissioner Debbie Wunder

ABSENT

Commissioner Jim Hess

Commissioner Kerri Schmelter

III. ADOPTION OF MINUTES

1. August 14, 2024 Minutes

Vice Chairman DePauw made the motion to adopt the minutes as written.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- Certificate of Appropriateness (35 C Thomas Heyward Street):** A request by Brad Clark for approval of a Certificate of Appropriateness-HD to allow the renovation of an existing one-story single-family structure to move the front door and patio stairs to the center of the house, to reconfigure windows on the front and left elevations, and to change the exterior siding, shutters and front door, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-24-019119)(Staff – Kevin Icard)

Staff presented. The applicant was present. The commissioners had questions regarding the materials being used on the chimney. The applicant confirmed they would be using Hardiplank for the chimney.

Vice Chairman DePauw made the motion to approve with the following conditions:

1. Provide a revised application to include all Site Data (Applications Manual).

2. Per UDO Section 5.15.5.I., provide confirmation to show that French doors will comply with permitted material.
3. Per UDO Sec. 5.15.5.M.1., provide confirmation to show that shutters will comply with permitted material, operation and hardware.
4. Per UDO Sec. 5.15.5.I, provide confirmation to show that windows will comply with permitted material.
5. Per Section 5.15.5.H., indicate that wrought iron will be used for the front handrail.
6. All existing vinyl siding to be replaced with Hardiplank.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

2. **Certificate of Appropriateness (128 Bridge Street):** A request by Ansley H. Manuel, Architect, on behalf of owner Lynda Lee Gooze Strong, for approval of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House at 128 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-05-24-019123)(Staff – Kevin Icard)

Staff presented. The applicant was present. Vice Chairman DePauw asked for clarification on how the floor area was calculated. The commissioners questioned if there was brick siding on the existing house on the property. The applicant discussed where the service yard would be located on the proposed carriage house. The commissioners discussed the possibility of a different garage door design.

Vice Chairman DePauw made the motion to approve with the following conditions:

1. Provide information to show that proposed asphalt shingles will be dimensional as required by UDO Sec. 5.15.6.F.2.b.
2. Provide information to show that doors, including garage doors, will comply with permitted materials as required by UDO Sec. 5.15.6.I.2.b.
3. Provide cladding material information to ensure that windows comply with permitted materials as required by UDO Sec. 5.15.6.I.2.b.
4. Provide information to show the Service Yard area, including electric meters, will comply with UDO Sec. 5.15.5.F.10.
5. A determination by the Historic Preservation Commission regarding:
 - a. The use of brick that matches the main residence is an acceptable material.
 - b. The use of smooth-face soffits is acceptable to match the main residence.

Seconded by Commissioner Probst.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

- 3. Certificate of Appropriateness (5783 Yaupon Road):** A request by Southern Coastal Homes, on behalf of Owners Nathalie and Andrew Hintz, for approval of the construction of a new one-story Single Family Residential Structure of approximately 1,818 SF and Carriage House of approximately 1,165 SF at 5783 Yaupon Road, Lot 38 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-24-019129) (Staff- Kevin Icard)

Staff presented. The applicant was present. The commissioners asked for specifics on the canopy coverage. The applicant and commissioners discussed options for a change to one of the windows shown on the right elevation.

Vice Chairman DePauw made the motion to approve with the following conditions:

1. Per Section 5.3.3. provide exhibit showing the canopy coverage calculations for the site based on mature canopy of existing trees to be retained and those to be planted.
2. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.
3. The dining room windows on the right elevation be changed to French doors to match the French doors on the front elevation.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the monthly report. The Commissioners had no questions.

VIII. ADJOURNMENT

Commissioner Frazier made the motion to adjourn.

Seconded by Vice Chairman DePauw.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed. The meeting was adjourned at 6:29pm.